



Double C Holdings, LLC
OR 3257-665
+/-2.489 Ac.
Part of: 66-10-08-54-000

Situated in the State of Ohio, County of Muskingum, Township of Union, Northeast Quarter of Section 8, T1, R5, being part of the lands now owned by Double C Holdings, LLC as recorded in OR 3257-665 of the Muskingum County Recorder's Office, more particularly described as follows.

Beginning for reference at an iron pin found (graves) at the southeast corner of said northeast quarter thence N 16°36'49" W a distance of 1063.72 feet to a point in the center of Homestead Drive, being the southeast corner of said Double C Holdings, LLC's lands, the principal place of beginning;

thence with the common line of said Double C Holdings, LLC' lands and the lands now owned by Kevin D. & Lisa A. Potts (OR 3129-947) the following three (3) courses:

1. S 84°54'47" W a distance of 637.34 feet to an iron pin found (graves), passing an iron pin found (graves) at 25.15 feet;
2. N 09°50'02" E a distance of 216.65 feet to an iron pin found (graves);
3. N 85°21'54" E a distance of 240.93 feet to an iron pin found (graves);

thence going through said Double C Holdings, LLC lands the following four (4) courses:

1. S 09°26'14" E a distance of 68.88 feet to an iron pin set;
2. N 83°42'57" E a distance of 61.48 feet to an iron pin set;
3. N 65°56'13" E a distance of 80.35 feet to an iron pin set;
4. S 85°53'05" E a distance of 223.85 feet to a pk nail set in the center of said Homestead Drive;

thence with the center of said Homestead Drive, S 04°55'14" W a distance of 132.39 feet to the place of beginning, containing 2.489 acres more or less, subject to all legal highways and easements of record.

Appended to the above described parcel in an easement for the purpose of ingress/egress for parcel number 66-10-08-54-001 as recorded in OR 3257-665.

Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations.

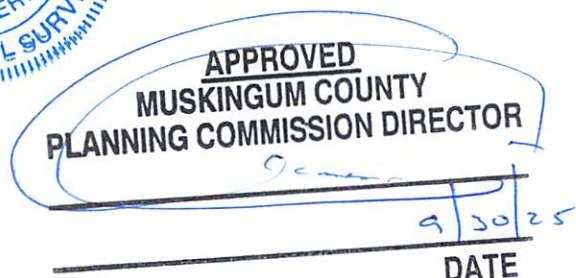
All bearings described herein are based on the Ohio State Plane Grid Coordinates, NAD83, Ohio South per GPS Observation.

All iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 2.489 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on July 11th, 2025.



DESCRIPTION
APPROVED
By: D.M. Barnhard
9-30-2025





ADJOINER STATEMENT

*Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations.
To be added to Muskingum County
Parcel No.: 66-10-08-54-003

SITUATED IN

The State of Ohio, County of Muskingum, Township of Union, Northeast Quarter of Section 8, T1, R5.

DESCRIPTION APPROVED

By: D.A. Barnhard
9-30-2025

BASIS OF BEARING

Bearings are based on State Plane Grid Coordinates, NAD83, Ohio South, per GPS Observation.

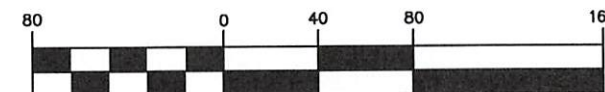
REFERENCES

* As Noted on Plat
www.muskingumcountyauditor.org
www.mceo.org
<http://recorder.muskingumcounty.org>

LEGEND

- Unmarked Point
- Iron Pin Found
- ⊗ Axle Found
- ⊙ Iron Pin Set
- f.o.p. Found Out Of Place
- n.u. Not Used
- Z- Property Hook
- o-o-o- Existing Fenceline
- Conc. Monument Found
- ⊕ PK Nail Set
- ▲ RR Spike Found

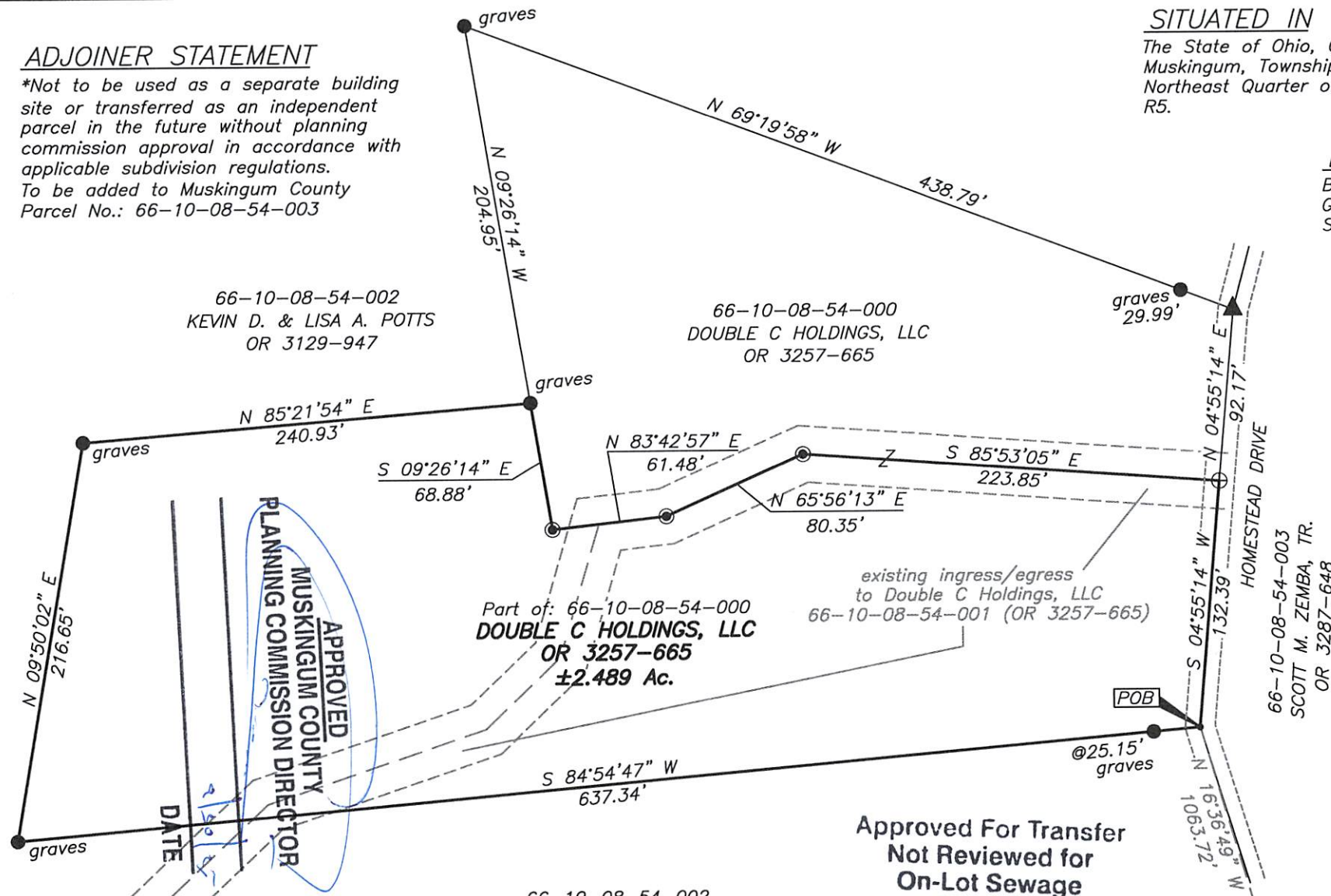
GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.



www.mcpeeklandsurveying.com
email: brian@mcpeeklandsurveying.com
1705 East Pike, * Zanesville, Oh 43701 * 740.704.6073



66-10-08-54-002
KEVIN D. & LISA A. POTTS
OR 3129-947

Approved For Transfer
Not Reviewed for
On-Lot Sewage

Date 9-24-25

Zanesville-Muskingum Co.
Health Department



**OFFICE COPY
NOT RECORDABLE**

Brian Kelly McPeek
Reg. Surveyor No. 8517

This plat was prepared by McPeek Land Surveying, LLC in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe all or any easements of record, nor encroachments unless otherwise intended.